

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Southern District of New York

Case number (if known): \_\_\_\_\_ Chapter 11

 Check if this is an amended filing

## Official Form 201

### Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

**1. Debtor's name**Little Falls Garden Apartments, LLC**2. All other names debtor used in the last 8 years**

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Include any assumed names, trade names, and *doing business as names*  

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**3. Debtor's federal Employer Identification Number (EIN)**2 7 - 1 2 0 1 4 4 3**4. Debtor's address****Principal place of business****Mailing address, if different from principal place of business**C/O David Raven133 Main St

Number Street

Mountain Dale, NY 12763-5110

City

State

ZIP Code

Number Street

City State ZIP Code

Sullivan

County

**Location of principal assets, if different from principal place of business**David Raven759 E Monroe St

Number Street

Little Falls, NY 13365-1671

City State ZIP Code

**5. Debtor's website (URL)**

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**6. Type of debtor** Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify: \_\_\_\_\_

Debtor	Little Falls Garden Apartments, LLC Name	Case number (if known)
<p><b>7. Describe debtor's business</b></p> <p>A. Check one:</p> <p><input type="checkbox"/> Health Care Business (as defined in 11 U.S.C. § 101(27A))  <input checked="" type="checkbox"/> Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  <input type="checkbox"/> Railroad (as defined in 11 U.S.C. §101(44))  <input type="checkbox"/> Stockbroker (as defined in 11 U.S.C. § 101(53A))  <input type="checkbox"/> Commodity Broker (as defined in 11 U.S.C. § 101(6))  <input type="checkbox"/> Clearing Bank (as defined in 11 U.S.C. §781(3))  <input type="checkbox"/> None of the above</p> <hr/> <p>B. Check all that apply:</p> <p><input type="checkbox"/> Tax-exempt entity (as described in 26 U.S.C. §501)  <input type="checkbox"/> Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  <input type="checkbox"/> Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))</p> <hr/> <p>C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <a href="http://www.uscourts.gov/four-digit-national-association-naics-codes">http://www.uscourts.gov/four-digit-national-association-naics-codes</a> .</p> <p><u>5</u> <u>3</u> — —</p>		
<b>8. Under which chapter of the Bankruptcy Code is the debtor filing?</b>	<p>Check one:</p> <p><input type="checkbox"/> Chapter 7  <input type="checkbox"/> Chapter 9  <input checked="" type="checkbox"/> Chapter 11. Check all that apply:</p> <p><input type="checkbox"/> The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  <input type="checkbox"/> The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  <input type="checkbox"/> A plan is being filed with this petition.  <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  <input type="checkbox"/> The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the <i>Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11</i> (Official Form 201A) with this form.  <input type="checkbox"/> The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.</p> <p><input type="checkbox"/> Chapter 12</p>	
<b>9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?</b>	<p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes. District _____ When _____ Case number _____            MM / DD / YYYY</p> <p>District _____ When _____ Case number _____            MM / DD / YYYY</p>	
If more than 2 cases, attach a separate list.		
<b>10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?</b>	<p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes. Debtor _____ Relationship _____            District _____ When _____            MM / DD / YYYY</p> <p>Case number, if known _____</p>	
List all cases. If more than 1, attach a separate list.		

Debtor Little Falls Garden Apartments, LLC  
Name

Case number (if known) \_\_\_\_\_

**11. Why is the case filed in this district?***Check all that apply:* Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district. A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?** No Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention? (Check all that apply.)** It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

 It needs to be physically secured or protected from the weather. It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options). Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number \_\_\_\_\_ Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Is the property insured?** No Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_**Statistical and administrative information****13. Debtor's estimation of available funds?***Check one:* Funds will be available for distribution to unsecured creditors. After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.**14. Estimated number of creditors** 1-49  50-99  1,000-5,000  5,001-10,000  25,001-50,000  50,000-100,000  
 100-199  200-999  10,001-25,000  More than 100,000**15. Estimated assets** \$0-\$50,000  \$1,000,001-\$10 million  \$500,000,001-\$1 billion  
 \$50,001-\$100,000  \$10,000,001-\$50 million  \$1,000,000,001-\$10 billion  
 \$100,001-\$500,000  \$50,000,001-\$100 million  \$10,000,000,001-\$50 billion  
 \$500,001-\$1 million  \$100,000,001-\$500 million  More than \$50 billion

Debtor Little Falls Garden Apartments, LLC \_\_\_\_\_ Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

**16. Estimated liabilities**

<input type="checkbox"/> \$0-\$50,000	<input checked="" type="checkbox"/> \$1,000,001-\$10 million	<input type="checkbox"/> \$500,000,001-\$1 billion
<input type="checkbox"/> \$50,001-\$100,000	<input type="checkbox"/> \$10,000,001-\$50 million	<input type="checkbox"/> \$1,000,000,001-\$10 billion
<input type="checkbox"/> \$100,001-\$500,000	<input type="checkbox"/> \$50,000,001-\$100 million	<input type="checkbox"/> \$10,000,000,001-\$50 billion
<input type="checkbox"/> \$500,001-\$1 million	<input type="checkbox"/> \$100,000,001-\$500 million	<input type="checkbox"/> More than \$50 billion

### Request for Relief, Declaration, and Signatures

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

- The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
- I have been authorized to file this petition on behalf of the debtor.
- I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/04/2023  
 MM/ DD/ YYYY



/s/ David Raven

Signature of authorized representative of debtor

David Raven

Printed name

Title

Sole Member

**18. Signature of attorney**



/s/ Raymond Ragues

Signature of attorney for debtor

Date 12/04/2023

MM/ DD/ YYYY

Raymond Ragues  
 Printed name

Ragues PLLC  
 Firm name

42 Crown Street Kingston, NY 12401  
 Number Street

Kingston  
 City

NY State 12401 ZIP Code

(845) 481-0086  
 Contact phone

ray@ragueslaw.com  
 Email address

Bar number

State

Fill in this information to identify the case:

Debtor Name	<u>Little Falls Garden Apartments, LLC</u>		
United States Bankruptcy Court for the:	<u>Southern</u>	District of	<u>New York</u> (State)
Case number (If known):			

Check if this is an amended filing

**Official Form 206A/B****Schedule A/B: Assets — Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

No. Go to Part 2.

Yes. Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****2. Cash on hand****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3.2. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**4. Other cash equivalents (Identify all)**

4.1 \_\_\_\_\_

\_\_\_\_\_

4.2 \_\_\_\_\_

\_\_\_\_\_

**5. Total of Part 1**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\_\_\_\_\_

**Part 2: Deposits and prepayments****6. Does the debtor have any deposits or prepayments?**

No. Go to Part 3.

Yes. Fill in the information below.

**Current value of debtor's interest****7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1 Bank of America

(\$227.00)

Debtor Little Falls Garden Apartments, LLC Case number (if known) \_\_\_\_\_  
Name \_\_\_\_\_7.2 Bank of America \$147.008. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

8.1 \_\_\_\_\_

8.2 \_\_\_\_\_

9. **Total of Part 2**

Add lines 7 through 8. Copy the total to line 81.

(\$80.00)

## Part 3: Accounts receivable

10. **Does the debtor have any accounts receivable?** No. Go to Part 4. Yes. Fill in the information below.Current value of  
debtor's interest11. **Accounts receivable**

11a. 90 days old or less: \_\_\_\_\_ - \_\_\_\_\_ =..... → \_\_\_\_\_

face amount

doubtful or uncollectible accounts

11b. Over 90 days old: \_\_\_\_\_ - \_\_\_\_\_ =..... → \_\_\_\_\_

face amount

doubtful or uncollectible accounts

12. **Total of Part 3**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\_\_\_\_\_

## Part 4: Investments

13. **Does the debtor own any investments?** No. Go to Part 5. Yes. Fill in the information below.Valuation method used  
for current valueCurrent value of  
debtor's interest14. **Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

14.1 \_\_\_\_\_

14.2 \_\_\_\_\_

15. **Non-publicly traded stock and interests in incorporated and unincorporated businesses,  
including any interest in an LLC, partnership, or joint venture**

Name of entity:

% of  
ownership:

15.1 \_\_\_\_\_

15.2 \_\_\_\_\_

16. **Government bonds, corporate bonds, and other negotiable and non-negotiable  
instruments not included in Part 1**

Describe:

Debtor Little Falls Garden Apartments, LLC  
Name

Case number (if known) \_\_\_\_\_

16.1 \_\_\_\_\_  
16.2 \_\_\_\_\_

## 17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\_\_\_\_\_

Part 5: Inventory, excluding agriculture assets

## 18. Does the debtor own any inventory (excluding agriculture assets)?

 No. Go to Part 6. Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

## 19. Raw materials

\_\_\_\_\_ MM / DD / YYYY \_\_\_\_\_

## 20. Work in progress

\_\_\_\_\_ MM / DD / YYYY \_\_\_\_\_

## 21. Finished goods, including goods held for resale

\_\_\_\_\_ MM / DD / YYYY \_\_\_\_\_

## 22. Other inventory or supplies

\_\_\_\_\_ MM / DD / YYYY \_\_\_\_\_

## 23. Total of Part 5

Add lines 19 through 22. Copy the total to line 84.

\_\_\_\_\_

## 24. Is any of the property listed in Part 5 perishable?

 No Yes

## 25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

 No Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \_\_\_\_\_

## 26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

 No Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

## 27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

 No. Go to Part 7. Yes. Fill in the information below.

Debtor Little Falls Garden Apartments, LLC Case number (if known) \_\_\_\_\_  
Name \_\_\_\_\_

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested	_____	_____	_____
29. Farm animals Examples: Livestock, poultry, farm-raised fish	_____	_____	_____
30. Farm machinery and equipment (Other than titled motor vehicles)	_____	_____	_____
31. Farm and fishing supplies, chemicals, and feed	_____	_____	_____
32. Other farming and fishing-related property not already listed in Part 6	_____	_____	_____
33. Total of Part 6 Add lines 28 through 32. Copy the total to line 85.	_____		
34. Is the debtor a member of an agricultural cooperative?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Is any of the debtor's property stored at the cooperative? <input type="checkbox"/> No <input type="checkbox"/> Yes		
35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____		
36. Is a depreciation schedule available for any of the property listed in Part 6?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
37. Has any of the property listed in Part 6 been appraised by a professional within the last year?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Part 7: Office furniture, fixtures, and equipment; and collectibles			
38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?	<input type="checkbox"/> No. Go to Part 8. <input checked="" type="checkbox"/> Yes. Fill in the information below.		
General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture			

Debtor Little Falls Garden Apartments, LLC \_\_\_\_\_ Case number (if known) \_\_\_\_\_  
Name \_\_\_\_\_

40. <b>Office fixtures</b>	_____	_____	_____
41. <b>Office equipment, including all computer equipment and communication systems equipment and software</b>	<u>Snowblowers, Lawnmowers and electrical, plumbing materials</u>	<u>\$50,000.00</u>	<u>unknown</u>
42. <b>Collectibles</b> Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles	42.1 _____	_____	_____
	42.2 _____	_____	_____
	42.3 _____	_____	_____
43. <b>Total of Part 7</b> Add lines 39 through 42. Copy the total to line 86.			
44. <b>Is a depreciation schedule available for any of the property listed in Part 7?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
45. <b>Has any of the property listed in Part 7 been appraised by a professional within the last year?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
<b>Part 8: Machinery, equipment, and vehicles</b>			
46. <b>Does the debtor own or lease any machinery, equipment, or vehicles?</b>	<input checked="" type="checkbox"/> No. Go to Part 9. <input type="checkbox"/> Yes. Fill in the information below.		
<b>General description</b> Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)		<b>Net book value of debtor's interest</b> (Where available)	<b>Valuation method used for current value</b>
<b>47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles</b>		<b>Current value of debtor's interest</b>	
47.1 _____	_____	_____	_____
47.2 _____	_____	_____	_____
47.3 _____	_____	_____	_____
47.4 _____	_____	_____	_____
48. <b>Watercraft, trailers, motors, and related accessories</b> Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels	48.1 _____	_____	_____
	48.2 _____	_____	_____

Debtor Little Falls Garden Apartments, LLC \_\_\_\_\_ Case number (if known) \_\_\_\_\_  
Name \_\_\_\_\_

49. Aircraft and accessories	49.1 _____	49.2 _____	49.3 _____										
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)	_____												
51. Total of Part 8	_____												
Add lines 47 through 50. Copy the total to line 87.													
52. Is a depreciation schedule available for any of the property listed in Part 8?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes												
53. Has any of the property listed in Part 8 been appraised by a professional within the last year?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes												
Part 9: Real property													
54. Does the debtor own or lease any real property?	<input type="checkbox"/> No. Go to Part 10. <input checked="" type="checkbox"/> Yes. Fill in the information below.												
55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">Description and location of property <small>Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.</small></th> <th style="text-align: left; padding: 2px;">Nature and extent of debtor's interest in property</th> <th style="text-align: left; padding: 2px;">Net book value of debtor's interest <small>(Where available)</small></th> <th style="text-align: left; padding: 2px;">Valuation method used for current value</th> <th style="text-align: left; padding: 2px;">Current value of debtor's interest</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;"><u>55.1 Multiple dwelling property / 759 E Monroe St Little Falls, NY 13365-1671</u></td> <td style="padding: 2px;"><u>Fee Simple</u></td> <td style="padding: 2px;"><u>unknown</u></td> <td style="padding: 2px;"><u>Based on rental income</u></td> <td style="padding: 2px;"><u>\$5,250,000.00</u></td> </tr> </tbody> </table>			Description and location of property <small>Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.</small>	Nature and extent of debtor's interest in property	Net book value of debtor's interest <small>(Where available)</small>	Valuation method used for current value	Current value of debtor's interest	<u>55.1 Multiple dwelling property / 759 E Monroe St Little Falls, NY 13365-1671</u>	<u>Fee Simple</u>	<u>unknown</u>	<u>Based on rental income</u>	<u>\$5,250,000.00</u>
Description and location of property <small>Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.</small>	Nature and extent of debtor's interest in property	Net book value of debtor's interest <small>(Where available)</small>	Valuation method used for current value	Current value of debtor's interest									
<u>55.1 Multiple dwelling property / 759 E Monroe St Little Falls, NY 13365-1671</u>	<u>Fee Simple</u>	<u>unknown</u>	<u>Based on rental income</u>	<u>\$5,250,000.00</u>									
56. Total of Part 9	<u>\$5,250,000.00</u>												
Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.													
57. Is a depreciation schedule available for any of the property listed in Part 9?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes												
58. Has any of the property listed in Part 9 been appraised by a professional within the last year?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes												
Part 10: Intangibles and intellectual property													
59. Does the debtor have any interests in intangibles or intellectual property?	<input checked="" type="checkbox"/> No. Go to Part 11. <input type="checkbox"/> Yes. Fill in the information below.												

Debtor Little Falls Garden Apartments, LLC Case number (if known) \_\_\_\_\_

Name

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets	_____	_____	_____
61. Internet domain names and websites	_____	_____	_____
62. Licenses, franchises, and royalties	_____	_____	_____
63. Customer lists, mailing lists, or other compilations	_____	_____	_____
64. Other intangibles, or intellectual property	_____	_____	_____
65. Goodwill	_____	_____	_____
66. Total of Part 10 Add lines 60 through 65. Copy the total to line 89.	_____		
67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
69. Has any of the property listed in Part 10 been appraised by a professional within the last year?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Part 11: All other assets			
70. Does the debtor own any other assets that have not yet been reported on this form?	Include all interests in executory contracts and unexpired leases not previously reported on this form. <input checked="" type="checkbox"/> No. Go to Part 12. <input type="checkbox"/> Yes. Fill in the information below.		
	Current value of debtor's interest		
71. Notes receivable	Description (include name of obligor) _____ Total face amount - doubtful or uncollectible amount = → _____		

Debtor Little Falls Garden Apartments, LLC Case number (if known) \_\_\_\_\_

Name

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

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Tax year \_\_\_\_\_

Tax year \_\_\_\_\_

Tax year \_\_\_\_\_

73. **Interests in insurance policies or annuities**

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74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

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Nature of claim \_\_\_\_\_

Amount requested \_\_\_\_\_

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

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Nature of claim \_\_\_\_\_

Amount requested \_\_\_\_\_

76. **Trusts, equitable or future interests in property**

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77. **Other property of any kind not already listed** Examples: Season tickets, country club membership

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78. **Total of Part 11**

Add lines 71 through 77. Copy the total to line 90.

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79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?** No Yes

Debtor Little Falls Garden Apartments, LLC Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> Copy line 5, Part 1.	_____	
81. <b>Deposits and prepayments.</b> Copy line 9, Part 2.	(\$80.00)	
82. <b>Accounts receivable.</b> Copy line 12, Part 3.	_____	
83. <b>Investments.</b> Copy line 17, Part 4.	_____	
84. <b>Inventory.</b> Copy line 23, Part 5.	_____	
85. <b>Farming and fishing-related assets.</b> Copy line 33, Part 6.	_____	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> Copy line 43, Part 7.	unknown	
87. <b>Machinery, equipment, and vehicles.</b> Copy line 51, Part 8.	_____	
88. <b>Real property.</b> Copy line 56, Part 9.....	→	\$5,250,000.00
89. <b>Intangibles and intellectual property.</b> Copy line 66, Part 10.	_____	
90. <b>All other assets.</b> Copy line 78, Part 11.	+ _____	
91. <b>Total.</b> Add lines 80 through 90 for each column.....	91a. (\$80.00)	91b. \$5,250,000.00
92. <b>Total of all property on Schedule A/B.</b> Lines 91a + 91b = 92.	.....	\$5,249,920.00

Fill in this information to identify the case:

Debtor name	Little Falls Garden Apartments, LLC		
United States Bankruptcy Court for the:	Southern	District of	New York
Case number (if known):			

Check if this is an amended filing

## Official Form 206D

## Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

## 1. Do any creditors have claims secured by debtor's property?

No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims		Column A <b>Amount of claim</b> Do not deduct the value of collateral.	Column B <b>Value of collateral that supports this claim</b>	
2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.				
2.1	<p><b>Creditor's name</b> Fairbridge Real Estate Investment Trust, LLC f/k/a Realfi Real Estate Investment Trust, LLC</p> <p><b>Creditor's mailing address</b> 707 Westchester Ave Ste 304 White Plains, NY 10604-3153</p> <p><b>Creditor's email address, if known</b> _____</p> <p><b>Date debt was incurred</b> _____</p> <p><b>Last 4 digits of account number</b> _____</p> <p><b>Do multiple creditors have an interest in the same property?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority. _____</p>	<p><b>Describe debtor's property that is subject to a lien</b> <u>Multiple dwelling property</u></p> <p><b>Describe the lien</b> <u>Blanket Mortgage</u></p> <p><b>Is the creditor an insider or related party?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p><b>Is anyone else liable on this claim?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H).</p> <p><b>As of the petition filing date, the claim is:</b></p> <p>Check all that apply.</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>	\$2,602,839.59	\$5,250,000.00

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.	\$2,602,839.59
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Debtor Little Falls Garden Apartments, LLC  
Name

Case number (if known) \_\_\_\_\_

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Debtor Little Falls Garden Apartments, LLC  
Name

Case number (if known) \_\_\_\_\_

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
_____	Line 2. _____	_____
_____		
_____		



Fill in this information to identify the case:

Debtor name Little Falls Garden Apartments, LLC

United States Bankruptcy Court for the:  
Southern District of New York

Case number (if known): \_\_\_\_\_

 Check if this is an amended filing

## Official Form 206E/F

## Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

## Part 1: List All Creditors with PRIORITY Unsecured Claims

## 1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507)

 No. Go to Part 2. Yes. Go to line 2.

## 2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
2.1 Priority creditor's name and mailing address _____ _____ _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Date or dates debt was incurred _____	Basis for the claim: _____	
Last 4 digits of account number _____	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) _____		
2.2 Priority creditor's name and mailing address _____ _____ _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Date or dates debt was incurred _____	Basis for the claim: _____	
Last 4 digits of account number _____	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) _____		

Debtor	<u>Little Falls Garden Apartments, LLC</u>	Name	Case number (if known) _____
Part 2: List All Creditors with NONPRIORITY Unsecured Claims			
3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.			
			<b>Amount of claim</b>
3.1	Nonpriority creditor's name and mailing address		As of the petition filing date, the claim is: Check all that apply.
			<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
		Basis for the claim: _____	
Date or dates debt was incurred		Is the claim subject to offset?	
		<input type="checkbox"/> No <input type="checkbox"/> Yes	
3.2	Nonpriority creditor's name and mailing address		As of the petition filing date, the claim is: Check all that apply.
			<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
		Basis for the claim: _____	
Date or dates debt was incurred		Is the claim subject to offset?	
		<input type="checkbox"/> No <input type="checkbox"/> Yes	
3.3	Nonpriority creditor's name and mailing address		As of the petition filing date, the claim is: Check all that apply.
			<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
		Basis for the claim: _____	
Date or dates debt was incurred		Is the claim subject to offset?	
		<input type="checkbox"/> No <input type="checkbox"/> Yes	
3.4	Nonpriority creditor's name and mailing address		As of the petition filing date, the claim is: Check all that apply.
			<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
		Basis for the claim: _____	
Date or dates debt was incurred		Is the claim subject to offset?	
		<input type="checkbox"/> No <input type="checkbox"/> Yes	

Debtor Little Falls Garden Apartments, LLC  
Name

Case number (if known) \_\_\_\_\_

## Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

## 5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5a.

\$0.00

5b. Total claims from Part 2

5b.

+

\$0.00

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

5c.

\$0.00

Fill in this information to identify the case:

Debtor name Little Falls Garden Apartments, LLCUnited States Bankruptcy Court for the:  
Southern District of New YorkCase number (if known): \_\_\_\_\_ Chapter 11 Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases**

12/15

**Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.**1. Does the debtor have any executory contracts or unexpired leases? No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form. Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1	State what the contract or lease is for and the nature of the debtor's interest	_____	_____
	State the term remaining	_____	_____
	List the contract number of any government contract	_____	_____
2.2	State what the contract or lease is for and the nature of the debtor's interest	_____	_____
	State the term remaining	_____	_____
	List the contract number of any government contract	_____	_____
2.3	State what the contract or lease is for and the nature of the debtor's interest	_____	_____
	State the term remaining	_____	_____
	List the contract number of any government contract	_____	_____
2.4	State what the contract or lease is for and the nature of the debtor's interest	_____	_____
	State the term remaining	_____	_____
	List the contract number of any government contract	_____	_____

Fill in this information to identify the case:

Debtor name **Little Falls Garden Apartments, LLC**

United States Bankruptcy Court for the: Southern District of New York  
(State)

Check if this is an amended filing

# Official Form 206H

## Schedule H: Codebtors

12/15

**Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.**

**1. Does the debtor have any codebtors?**

No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, *Schedules D-G*. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor			Column 2: Creditor		
Name	Mailing address		Name		Check all schedules that apply:
2.1	<input type="text"/> Street <input type="text"/>		<input type="text"/> <input type="text"/>		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2	<input type="text"/> Street <input type="text"/>		<input type="text"/> <input type="text"/>		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3	<input type="text"/> Street <input type="text"/>		<input type="text"/> <input type="text"/>		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4	<input type="text"/> Street <input type="text"/>		<input type="text"/> <input type="text"/>		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.5	<input type="text"/> Street <input type="text"/>		<input type="text"/> <input type="text"/>		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<input type="text"/> City      State      ZIP Code		<input type="text"/> City      State      ZIP Code		

### Debtor

**Little Falls Garden Apartments, LLC**

Name

Case number (if known)

### Additional Page if Debtor Has More Codebtors

**Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.**

Column 1: Codebtor		Column 2: Creditor
Name	Mailing address	Name
2.6	<p>Street</p> <hr/> <hr/>	<p>Check all schedules that apply:</p>
		<input type="checkbox"/> D
		<input type="checkbox"/> E/F
		<input type="checkbox"/> G

Fill in this information to identify the case:

Debtor name Little Falls Garden Apartments, LLC

United States Bankruptcy Court for the:  
Southern District of New York

Case number (if known): \_\_\_\_\_ Chapter 11

Check if this is an  
amended filing

## Official Form 206Sum

### Summary of Assets and Liabilities for Non-Individuals

12/15

#### Part 1: Summary of Assets

##### 1. **Schedule A/B: Assets—Real and Personal Property** (Official Form 206A/B)

###### 1a. **Real Property:**

Copy line 88 from *Schedule A/B*.....

\$5,250,000.00

###### 1b. **Total personal property:**

Copy line 91A from *Schedule A/B*.....

(\$80.00)

###### 1c. **Total of all property:**

Copy line 92 from *Schedule A/B*.....

\$5,249,920.00

#### Part 2: Summary of Liabilities

##### 2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*.....

\$2,602,839.59

##### 3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

###### 3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*.....

\$0.00

###### 3b. **Total amount of claims of non-priority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*.....

+ \$0.00

##### 4. **Total liabilities.....**

Lines 2 + 3a + 3b

\$2,602,839.59

Fill in this information to identify the case:

Debtor name Little Falls Garden Apartments, LLCUnited States Bankruptcy Court for the:  
Southern District of New York

Case number (if known): \_\_\_\_\_

 Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy** 04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business** None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year	Sources of revenue Check all that apply	Gross revenue (before deductions and exclusions)
From the beginning of the fiscal year to filing date: From <u>01/01/2023</u> to _____ MM/ DD/ YYYY	<input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other _____	\$2,904.00
For prior year: From <u>01/01/2022</u> to <u>12/31/2022</u> MM/ DD/ YYYY MM/ DD/ YYYY	<input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other _____	\$144,279.00
For the year before that: From <u>01/01/2021</u> to <u>12/31/2021</u> MM/ DD/ YYYY MM/ DD/ YYYY	<input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other _____	\$119,606.74

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

 None

From the beginning of the fiscal year to filing date:	From <u>01/01/2023</u> to _____ MM/ DD/ YYYY	Description of sources of revenue	Gross revenue from each source (before deductions and exclusions)
For prior year:	From <u>01/01/2022</u> to <u>12/31/2022</u> MM/ DD/ YYYY MM/ DD/ YYYY		
For the year before that:	From <u>01/01/2021</u> to <u>12/31/2021</u> MM/ DD/ YYYY MM/ DD/ YYYY		

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer Check all that apply
3.1. Fairbridge Real Estate Investment Trust, LLC f/k/a Realfi Real Estate Investment Trust, LLC Creditor's name 707 Westchester Ave Ste 304 Street White Plains, NY 10604-3153		\$504,900.00	<input checked="" type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

City State ZIP Code

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. _____ Creditor's name _____ Street _____ _____ City State ZIP Code	_____	_____	_____
<b>Relationship to debtor</b> _____ _____			

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Description of the property	Date	Value of property

5.1. \_\_\_\_\_  
Creditor's name

Street

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

#### 6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

6.1. \_\_\_\_\_  
Creditor's name

XXXX- \_\_\_\_\_

Street

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

#### Part 3: Legal Actions or Assignments

#### 7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None

Case title	Nature of case	Court or agency's name and address	Status of case
Fairbridge Real Estate Investment Trust, LLC v. Little Falls Garden Apartments LLC, et al	Foreclosure action	Supreme Court, Montgomery County Name Po Box 1500 Street	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded
Case number		Fonda, NY 12068-1500 City _____ State _____ ZIP Code _____	
EF2022-477			

#### 8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

8.1. Custodian's name and address		Description of the property		Value
Scioccetti, Peter Custodian's name 88 Cambridge Way Street Latham, NY 12110-5145 City		759 East Monroe Street, Little Falls, New York Case title Fairbridge Real Estate Investment Trust, LLC v. Little Falls Garden Apartments LLC, et al		\$5,250,000.00
State ZIP Code		Case number	Court name and address Supreme Court, Montgomery County Name Po Box 1500 Street Fonda, NY 12068-1500 City State ZIP Code	
		EF2022-477		
		Date of order or assignment	01/18/2023	

## Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

9.1. Recipient's name and address		Description of the gifts or contributions		Dates given	Value
Recipient's name Street City State ZIP Code					
Recipient's relationship to debtor					

## Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Date of loss	Value of property lost
10.1. _____			

## Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None

11.1. Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
Ragues PLLC	Attorney's Fee	12/4/2023	\$3,750.00
<b>Address</b>			
42 Crown Street Kingston, NY 12401			
Street			
Kingston, NY 12401			
City	State	ZIP Code	
<b>Email or website address</b>			
contact@ragueslaw.com			
<b>Who made the payment, if not debtor?</b>			
David Raven			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None

12.1. Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
<b>Trustee</b>			

**13. Transfers not already listed on this statement**

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None

13.1. Who received the transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
<b>Address</b>			
Street			
City	State	ZIP Code	
<b>Relationship to debtor</b>			

## Part 7: Previous Locations

## 14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy
14.1. _____ Street _____	From _____ To _____
City _____	State _____ ZIP Code _____

## Part 8: Health Care Bankruptcies

## 15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
15.1. _____ Facility name _____ Street _____	City _____ State _____ ZIP Code _____  <b>Location where patient records are maintained</b> (if different from facility address). If electronic, identify any service provider. _____	<b>How are records kept?</b>  <i>Check all that apply:</i> <input type="checkbox"/> Electronically <input checked="" type="checkbox"/> Paper

## Part 9: Personally Identifiable Information

## 16. Does the debtor collect and retain personally identifiable information of customers?

No.

Yes. State the nature of the information collected and retained. Personal information related to rental agreement

Does the debtor have a privacy policy about that information?

No

Yes

## 17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?

No. Go to Part 10.

Yes. Does the debtor serve as plan administrator? No. Go to Part 10. Yes. Fill in below:**Name of plan****Employer identification number of the plan**

EIN: -----

Has the plan been terminated?

 No Yes**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

 None

	<b>Financial institution name and address</b>	<b>Last 4 digits of account number</b>	<b>Type of account</b>	<b>Date account was closed, sold, moved, or transferred</b>	<b>Last balance before closing or transfer</b>
18.1	M&T Bank Name _____  Street _____  City _____ State _____ ZIP Code _____	XXXX-5 6 3 8	<input type="checkbox"/> Checking <input checked="" type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	01/18/2023	\$82.94
18.2	M&T Bank Name _____  Street _____  City _____ State _____ ZIP Code _____	XXXX-5 9 2 0	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	01/18/2023	\$105.00

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

 None

	<b>Depository institution name and address</b>	<b>Names of anyone with access to it</b>	<b>Description of the contents</b>	<b>Does debtor still have it?</b>
	Name _____  Street _____  City _____ State _____ ZIP Code _____	Address _____	_____	<input type="checkbox"/> No <input type="checkbox"/> Yes

**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

 None

20.1 Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Name  Street  City State ZIP Code	Address		<input type="checkbox"/> No <input type="checkbox"/> Yes

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Owner's name and address	Location of the property	Description of the property	Value
Name  Street  City State ZIP Code			

**Part 12: Details About Environmental Information**

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

No

Yes. Provide details below.

Case title	Court or agency name and address	Nature of the case	Status of case
Case number	Name  Street  City State ZIP Code		<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

No

Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name	Name		
Street	Street		
City      State      ZIP Code	City      State      ZIP Code		

24. Has the debtor notified any governmental unit of any release of hazardous material?

No

Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name	Name		
Street	Street		
City      State      ZIP Code	City      State      ZIP Code		

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. Name Street City      State      ZIP Code		EIN: _____ Dates business existed From _____ To _____

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

**Name and address**

**Dates of service**

26a.1. Merisa Kantor \_\_\_\_\_ From 03/29/2010 To \_\_\_\_\_  
 Name \_\_\_\_\_  
 133 Main St \_\_\_\_\_  
 Street \_\_\_\_\_  
 \_\_\_\_\_  
 Mountain Dale, NY 12763-5110 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

**Name and address**

**Dates of service**

26b.1. \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_  
 Name \_\_\_\_\_  
 \_\_\_\_\_  
 Street \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

**Name and address**

**If any books of account and records are unavailable, explain why**

26c.1. \_\_\_\_\_  
 Name \_\_\_\_\_  
 \_\_\_\_\_  
 Street \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

**Name and address**

26d.1. \_\_\_\_\_  
 Name \_\_\_\_\_  
 \_\_\_\_\_  
 Street \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No

Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory

## Name and address of the person who has possession of inventory records

27.1.

Name \_\_\_\_\_  
 Street \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

## 28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
David Raven	133 Main St Mountain Dale, NY 12763-5110	Sole member of LLC, Member of LLC	100.00%

## 29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

 No Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
			From _____ To _____

## 30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

 No Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value

30.1.

Name \_\_\_\_\_  
 Street \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

## Relationship to debtor

## 31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

 No

Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
_____	EIN: _____

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

No

Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
_____	EIN: _____

Part 14: Signature and Declaration

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/04/2023  
MM/ DD/ YYYY

 /s/ David Raven

Printed name David Raven

Signature of individual signing on behalf of the debtor

Position or relationship to debtor Sole Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

No

Yes

Fill in this information to identify the case:

Debtor name Little Falls Garden Apartments, LLCUnited States Bankruptcy Court for the:  
Southern District of New York

Case number (if known): \_\_\_\_\_

 Check if this is an amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1						
2						
3						
4						
5						
6						
7						
8						

Debtor Little Falls Garden Apartments, LLC  
Name

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

B2030 (Form 2030) (12/15)

United States Bankruptcy Court  
Southern District of New York

**In re** Little Falls Garden Apartments, LLC

Case No. \_\_\_\_\_

Debtor Chapter \_\_\_\_\_ 11

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR**

1. Pursuant to 11 U .S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept ..... \$3,750.00

Prior to the filing of this statement I have received ..... \$3,750.00

Balance Due ..... \$0.00

2. The source of the compensation paid to me was:

Debtor  Other (specify)

3. The source of compensation to be paid to me is:

Debtor  Other (specify)

4.  I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a other person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor' s financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

B2030 (Form 2030) (12/15)

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

12/04/2023  
*Date*

/s/ Raymond Ragues

Raymond Ragues  
*Signature of Attorney*

Ragues PLLC  
42 Crown Street Kingston, NY 12401  
Kingston, NY 12401  
Phone: (845) 481-0086

Ragues PLLC  
*Name of law firm*

IN THE UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK  
POUGHKEEPSIE DIVISION

IN RE: **Little Falls Garden Apartments, LLC**

CASE NO

CHAPTER 11

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 12/04/2023 Signature /s/ David Raven  
David Raven, Sole Member



Fairbridge Real Estate  
Investment Trust, LLC f/k/a  
Realfi Real Estate Investment  
Trust, LLC  
707 Westchester Ave Ste 304  
White Plains, NY 10604-3153

Herkimer County Court  
Foreclosure Sale  
301 N Washington St 5th Floor  
Herkimer, NY 13350-1216

Benjamin C McGuire, Esq.  
8 Freemont St  
Gloversville, NY 12078-3206

Sahn Ward Braff Koblenz,  
PLLC  
Attn: Andrew M. Roth, Esq.  
333 Earle Ovington Blvd Ste 601  
Uniondale, NY 11553-3645

Peter Sciocchetti  
88 Cambridge Way  
Latham, NY 12110-5145